| 164.0 | 0001 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 739,700 / 739,700 |
| | | | | | USE VALUE: | 739,700 / 739,700 |
| | | | | | ASSESSED: | 739,700 / 739,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 43 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SULLIVAN SHEILA |
| Owner 2: | XENOS THOMAS |
| Owner 3: | |
| Street 1: | 43 APPLETON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Stucco Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8052.000 | 272,500 | 4,100 | 463,100 | 739,700 |
| Total Card | 0.185 | 272,500 | 4,100 | 463,100 | 739,700 |
| Total Parcel | 0.185 | 272,500 | 4,100 | 463,100 | 739,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.66 | /Parcel: 457.66

**Legal Description**

Entered Lot Size

Total Land:

Land Unit Type:

**User Acct** 108378

**GIS Ref**

**GIS Ref**

**Insp Date** 06/16/18

!12683!

## PREVIOUS ASSESSMENT

Parcel ID 164.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 272,500 | 4100 | 8,052. | 463,100 | 739,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 264,200 | 4100 | 8,052. | 463,100 | 731,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 264,300 | 4100 | 8,052. | 463,100 | 731,500 | 731,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 211,400 | 4100 | 8,052. | 463,100 | 678,600 | 678,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 211,400 | 4100 | 8,052. | 410,200 | 625,700 | 625,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 211,400 | 4100 | 8,052. | 344,000 | 559,500 | 559,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 211,400 | 4100 | 8,052. | 344,000 | 559,500 | 559,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 199,500 | 4100 | 8,052. | 297,700 | 501,300 | 501,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 15:23:14 |

**LAST REV**

| Date | Time |
|---|---|
| 07/09/18 | 11:55:58 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12683

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SULLIVAN SHEILA | 35435-432 | | 5/9/2002 | Family | 150,000 | No | No | | |
| CAPLES ROBERT | 12292-363 | | 9/21/1972 | | 29,900 | No | No | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 108378 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/16/2018 | Inspected | BS | Barbara S |
| 6/12/2018 | MEAS&NOTICE | CC | Chris C |
| 10/28/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/25/2000 | Inspected | 263 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/3/1999 | Measured | 267 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8052 | | Sq. Ft. | Site | | 0 | 70. | 0.82 | 8 | | | | | | | | | 463,092 | | | | | | 463,100 | |

Total AC/HA: 0.18485 | Total SF/SM: 8052 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 463,092 | Spl Credit | Total: 463,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1921 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29965186 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 173.681 |
| Other Features: | 62500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 394900 |
| Depreciation: | 122419 |
| Depreciated Total: | 272481 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

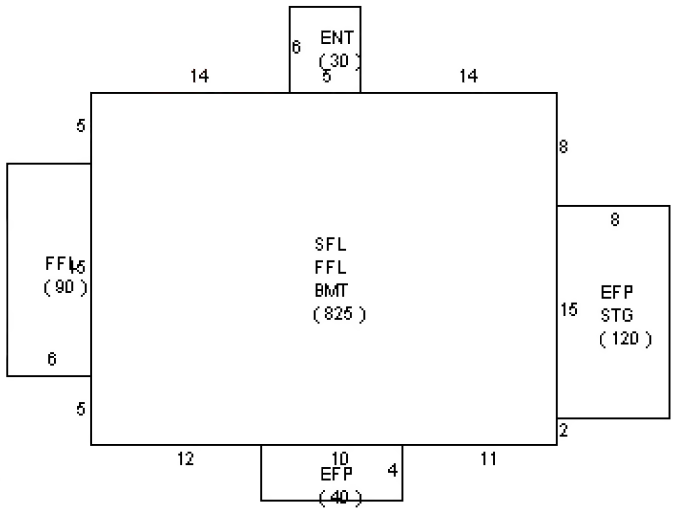
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 173.68 |
| Special Features: | 0 | Val/Su Net: | 99.05 |
| Final Total: | 272500 | Val/Su SzAd | 168.60 |

## SKETCH




Sum Area By Label :
SFL = 825
FFL = 915
BMT = 825
EFP = 160
STG = 120
ENT = 30

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 915 | 173.680 | 158,918 |
| BMT | Basement | 825 | 52.100 | 42,986 |
| SFL | Second Floor | 701 | 173.680 | 121,794 |
| EFP | Enclos Porch | 160 | 43.790 | 7,007 |
| STG | Storage | 120 | 7.590 | 911 |
| ENT | ENTRY | 30 | 26.130 | 784 |

Net Sketched Area: 2,751 | Total: 332,400

Size Ad 1616.25 | Gross Area 2875 | FinArea 1616

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 85 | | | | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

164.0-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X20 | A | FR | 1940 | 21.58 | T | 50 | 101 | | | 4,100 | | | 4,100 |

More: N | Total Yard Items: 4,100 | Total Special Featues: | Total: 4,100

## IMAGE

AssessPro Patriot Properties, Inc